IN RE: PETITION FOR ZONING VARIANCE 8/8 Joppa Road, 250' E of the c/l of Snyder Lane (2 Kings Place) lith Election District

Petitioners

5th Councilmanic District

King's Place Joint Venture

* * * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Potitioners herein request a variance to permit construction of a dwelling, less than 25 feet in height, 23 feet from an adjacent dwelling in lieu of the required 25 feet, in accordance with Petitioner's Exhib-

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 90-493-A

The Petitioners, by Kenneth Colbert and Leslie Rock, Partners of Festival Homes, General Partner, appeared, testified and were represented by Robert J. Fuoco, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 2 Kings Place, consists of 0.14 acres zoned D.R. 5.5 and is presently unimproved. Said property is also known as Lot 2 of King's Place, a nine-lot subdivision located in the 4500 Block of Joppa Road. Testimony indicated the Petitioners purchased the recorded subdivision after the original owner had developed Lot 1. Petitioners testified that due to the location of existing improvements on Lot 1, the requested variance is needed to develop Lot 2 with a house consistent in size with other houses in the development. Mr. Colbert, Professional Civil Engineer, testified in detail as to the efforts made by Petitioners to develop the property in strict compliance with the zoning regulations. Testimony indicated that the granting of the variance will not result in any detriment to the health, safety or general welfare of the surrounding community.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-493-A The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section __1B01.C.1,504(CMDP_V.B.3.) To allow construction of a dwelling (less than 25 ft. height) 23 ft. from an adjacent dwelling in lieu of the required 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Sufficient distance is not available on the lot to maintain the required spacing 174 for a house consistent in size with other houses in the area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm,

G-26 OP 7

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: King's Place Joint Venture (Type or Print Name) (Type or Print Name) Signature Festival Homes, Inc., Gen'l Part. Address Kenneth J. Colbert, Sec/Treas City and State

Attorney for Petitioner: 115 Sudbrock La. 653-3838
Address STE 205 Phone No. Balto, and, 21208 h Arundel Plaza, Suite 203 Baltimore-Annapolis Boulevard Name, address and phone number of legal owner, contract purchaser or representative to be contacted Glen Burnie, Maryland 21061

Attorney's Telephone No.: __768-6733 ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

ESTIMATED LENGTH OF HEARING -1/28R. Zoning Commissioner of Baltimore County. MON./2018./880. - FIRT TWO HOURS

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this Worday of August, 1990 that the Petition for Zoning Variance to permit construction of a dwelling, less than 25 feet in height, 23 feet from an adjacent dwelling in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

ZONING DESCRIPTION

Beginning at a point on the South side of Joppa Road (60 feet wide) a distance of 250 feet, more or less, from the centerline of Snyder Lane. Being Lot 2 in the subdivision of King's Place as recorded in Baltimore County Plat Book 55, Folio 136, containing 0.14 acres. Also known as #2 Kings Place and located in the 11th Election District.



032790.1t2

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition. •

> - MW. sturner. ANN M. NASTAROWICZ Deputy Zoning Commissioner

AMN:bjs

for Baltimore County

CENTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

| District //th | Date of Posting 7/1/96 |
|---|------------------------------|
| Posted for: Variance Petitioner: King's Place Fount Vanta | m. I F X 1 // F |
| Petitioner: 25,793 Fine: 904 | , 350' E/ Sony Sor hans, |
| Location of property: 9/5 Jeppa Rd. | <u></u> |
| Location of Signs: Facing Jepo Ru | 1, oppose, 15 Fr. voclwey on |
| Property of sample Homes of | F 181791 Place |
| Remarks: | 7/17/6 |
| Posted by 1/1/5 testing | Date of return: 7/13/98 |

Baltimore County Zoning Commisioner County Office Building 111 West Chesapeake Avenue Towson, Moryland 21204

H9000332 3/27/90 PUBLIC HEARING FEES 010 -ZONING VARIANCE (IRL)

LAST NAME OF OWNER: KINGS PLACE JUINT

B 645******3500:a 6286F Please make checks payable to: Baltimore County

TOTAL: \$25.0.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

Robert J. Fuoco, Esquire

North Arundel Plaza, Suite 203

Case No. 90-493-A

7477 Baltimore-Annapolis Boulevard

J. Robert Haines

August 20, 1990



Glen Burnie, Maryland 21061 RE: PETITION FOR ZONING VARIANCE S/S Joppa Road, 250' E of the c/l of Snyder Lane (2 King's Place) 11th Election District - 5th Councilmanic District King's Place Joint Venture, et al - Petitioners

Dear Mr. Fuoco:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered %s unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> Very truly yours, a M. Nisteriory

AMN:bjs

ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

cc: Mr. Kenneth J. Colbert, Festival Homes, Inc. 115 Sudbrook Lane, Suite 205, Baltimore, Md. 21208

People's Counsel

File

NOTICE OF HEARING

Hearing Date: Tuesday, July 10, 1990 at 9:30 a.m. Variance: to allow construction

of a dwelling (less than 25 ft. height) 23 ft. from an adjacent dwelling in lieu of the required 25

in the event that this Petition is

granted, a building permit may be issued within the thirty (30) day

missioner will, however, entertail any request for a stay of the issuance of said permit during th period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or

N/J/5/454 May 31.

NOTICE OF HEARING

The Zoring Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on follows:

Petition for Zoning Variance

Petition for Zotting
Case number: 90.493-A
S.S. Joppa Road. 250: E of c
I of Snyder Lane
Lot #2 — #2 Kings Place
11th Election District

Variance: to allow construction

welling in lieu of the required 25

In the event that this Petition k

In the event that this remain may be granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the isany request for a stay of the isang the the isang

any request for a stay or suance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or the hearing.

J. ROBERT HAINES

CERTIFICATE OF PUBLICATION

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located and the County Office Building. THIS IS TO CERTIFY, that the annexed advertisement was publishcated at 111 W. Chesapeake Avenue in Towson, Maryland 21204 ed in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES Petition for Zoning Variance Case number: 90-493-A S:S Joppa Road, 250' E of c/ REPORTER, weekly newspapers published in Baltimore County, Md., once in each of ______ successive weeks, the first publication appearing 11th Election District 5th Councilmanic on May 31,19 90. King's Place Joint Venture/

> NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 5, 1990 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive

THE JEFFERSONIAN.

Baltimare County
Toning Commisioner
County Office Building
133 West Chesapeake Avenue
Tonison, Maryland 21288

Onto

Proceeding

Account: R 061 6150

No. 3045

Onto

Proceeding

Account: R 061 6150

No. 3045

Onto

Proceeding

Account: R 061 6150

No. 3045

Proceeding

Account: R 061 6150

Pro

Please make chacks payable to: Raltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 6/11/90

King's Place Joint Venture Festival Homes, Inc. 115 Sudbrook Lane Baltimore, Maryland 21208

Lot #2 - #2 Kings Place

11th Election District – 5th Councilmanic

HEARING: FRIDAY, JULY 27, 1990 at 2:00 p.m.

k Lane
Maryland 21208

Petition for Zoning Variance

CASE NUMBER: 90-493-A

S/S Joppa Road, 250' E of c/l of Snyder Lane

Petitioner(s): King's Place Joint Venture/Festival Homes, Inc.

Dennis F. Rasmussen County Executive

Gentlemen:

Please be advised that \$<u>(55,40</u> is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & PUST SET(S)
RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE.

DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY

UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

J. ROBERT HAINES
ZONING COMMISSIONER

cc: Robert J. Fuoco, Esq.
JRH:qs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

CONFIRMING

May 31, 1990



Dennis F. Rasmussen

NOTICE OF REASSIGNMENT

Case #(s): 90-493-A and 90-494-A

Petitioner(s): King's Place Joint Venture/Festival Homes, Inc.

THE ABOVE MATTER HAS BEEN REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:

FRIDAY, JULY 27, 1990 at 9:30 a.m.

BALTIMORE COUNTY OFFICE BULLIONG, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204

J. Robert House

ZONING COMMISSIONER
BALTIMORE COUNTY

JRH:gs
Copies:

Robert J. Fuoco, Esq.

Petitioner(s)

0440440896#161486 84 00114194407-27 93

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines Zoning Commissioner

Cashier Validation:

June 18, 1990



. ac.

Robert J. Fuoco, Esquire North Arundel Plaza, Suite 203 7477 Baltimore Annapolis Blvd Glen Burnie, MD 21062

RE: Item No. 332, Case No. 90-493-A Petitioner: King's Place Joint Venture Petition for Zoning Variance

Dear Mr. Fuoco:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

iw

JED:jw Enclosures

cc: Mr. Kenneth J. Colbert King's Place Joint Venture 115 Sudbrook Lane, Suite 205 Baltimore, MD 21208 Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 8th day of May, 1990.

Received By:

J. ROBERT HAINES
ZONING COMMISSIONER

Chairman & All

Zoning Plans Advisory Committee

Petitioner: King's Place Joint Venture
Petitioner's Attorney: Robert J. Fuoco

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

May 24, 1990



Dennis F. Rasmussen

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 332, 333, 354, 359, 362, 363, 364, 365, 366, 367, 369, 370, 371, and 372.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvw

The Spirit of the

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

may 9, 1990

Dannie E. Rasm

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

NOTICE OF HEARING

Petition for Zoning Variance

CASE NUMBER: 90-493-A

S/S Joppa Road, 250' E of c/l of Snyder Lane

Lot #2 - #2 Kings Place

11th Election District - 5th Councilmanic

Petitioner(s): King's Place Joint Venture/Festival Homes, Inc.

HEARING: FRIDAY, JUNE 29, 1990 at 9:30 a.m.

<u>Variance:</u> To allow construction of a dwelling (less than 25 ft. height) 23 ft. from an adjacent dwelling in lieu of the required 25 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: King's Place Joint Venture

Robert J. Fuoco, Esq.

BALTIMORE COUNTY, MARYLAND

ALTIMORE COUNTY, MARY

INTER-OFFICE CORRESPONDENCE

J. Robert Haines DATE: April 26, 1990 Zoning Commissioner

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: King's Place Joint Venture, Item 332

The Petitioner requests a Variance to building setbacks between facing elevations. In reference to this request, staff offer no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

DAV 1 1 1

Baltimore County Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500 Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Raltimore County Office Building Towson, MD 21204



KING'S FLACE JOINT VENTURE FESTIVAL HOMES, INC. RE: Property Owner:

S/S JOPPA ROAD Location:

#2 KING PLACE

ltem No.:

Zoning Agenda: NAY 8, 1990 332

Gentlemen:

.

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Cattle 5-7-40 Approved Fire Prevention Burgasi Special Inspection Division

Re: Case Numbers: 90-493-A, 90-494-A, and 90-495-A

Matters postponed due to conflict with Mrs. Nastarowicz's schedule. Her docket is presently loaded with matters unable to be heard by

JRH, making her next available date July 25, 1990.

These cases may be set before either Hearing Officer and, therefore, have been reset for JRH on the next available docket date - July 10, 1990.

for review and comment. For 89-483A, we have no comment.

BALTIMORE COUNTY, MARYLAND INTEROFFICE COFRESPONDENCE

TO: Zoning Advisory Committee DATE: May 11, 1990

The Developers Engineering Division has reviewed

For Itams 367, the pravious County Review Group Comments

the applicat revised zoning items and we have no comments

for Items 332, 333, 354, 362, 362, 365, 369 and 370.

For Item 359, 2-foot setback for parking is

Inadequate for vehicle overhand against State Highway

For Item 366, the correct plat reference is

For Items 871 and 372, no plans were received

For Item 364, the address on the plat is #9400 for

PROM: Robert W. Bowling, P.E.

for May 3, 1990

RE: Zoning Advisory Committee Meeting

RWB:s

still apply.

Lot 53.

Administration fence.

BALTIMORE COUNTY, MARYLAND

DATE: April 23, 1990

Developers Engineering D(v)sion

Inter-Office Correspondence

J. Robert Haines, Z.C. Ann Nastarowicz, D.Z.C.

John J. Sullivan, Jr. Planner II

SUBJECT: Delay of Petition No's. 332 & 333

These two petitions were inadvertently accepted on March 27, 1990 without benefit of an attorney's address, phone number, and signature. On April 6th, I informed the applicant (& engineer) Ken Colbert. On April 16th, I received a call from William Monk and explained the requirements to him. On April 18th, Ken Colbert took the petition forms and returned them to me with the proper information on April 20th.

JJS/jat

LAW OFFICES Robert J. Fuoco NORTH ARUNDEL PLAZA, SUITE 203 7477 BALTIMORE-ANNAPOLIS BOULEVARD GLEN BURNIE, MARYLAND 21061 (301) 768-6733 TELECOPIER (301) 768-5917 May 24, 1990

Baltimore County Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Attention: G. G. Stephens

Re: Case Nos. 90-493-A and 90-494-A Petitioner: King's Place Joint Venture/Festival Homes, Inc. #2 King's Place and #5 King's Place Our File No. F51-2

Dear Mr. Stephens:

I am in receipt of your letter of May 21, 1990 rescheduling this hearing. Unfortunately, I am scheduled for a Mechanic's Lien case on that same day and time in Baltimore County, A & J v. Seminole, Inc., Case No. 61/359/90CSP-402. Therefore, I ask that this case be rescheduled and set for the next available date without having to postpone this much further.

Thank you for your attention in this matter.

Very truly yours, Robert J. Fuoco

cc: Festival Homes, Inc.

RJF:nfj

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner

May 21, 1990



King's Place Joint Venture Festival Homes, Inc. 115 Sudbrook Lane Baltimore, Maryland 21208

Re: Case Numbers: 90-493-A and 90-494-A Petitioner: King's Place Joint Venture/Festival Homes, Inc. Location: # 2 King's Place and #5 Kings Place

Dear Sirs:

Please be advised that due to scheduling conflicts beyond our control, the above matters, previously set to be heard on Friday, June 29, 1990 cannot go forward on that date.

This case has been rescheduled for TUESDAY, JULY 10, 1990 at 9:30 a.m.

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

Stephens (301)887-3391

cc: Robert J. Fuoco, Esq.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

King's Place Joint Venture

Baltimore, Maryland 21208

Festival Homes, Inc.

115 Sudbrook Lane

Dennis F. Rasmussen

Re: Case Numbers: 90-493-A and 90-494-A Petitioner: King's Place Joint Venture/Festival Homes, Inc. Location: # 2 King's Place and #5 Kings Place

Dear Sirs:

Please be advised that due to scheduling conflicts beyond our control, the above matters, previously set to be heard on Friday, June 29, 1990 cannot go forward on that date.

This case has been rescheduled for TUESDAY, JULY 10, 1990 at

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

May 21, 1990

G. G. Stephens (301)887-3391

cc: Robert J. Fuoco, Esq.

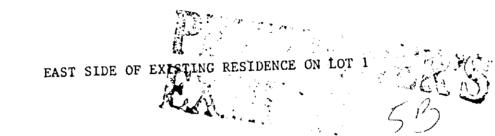
| Pefingere - | | | |
|--|--|--|--|
| PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET | | | |
| | | | |
| LESCIE ROCK | ADDRESS 115 SUBBECCK (N. SUITE 205 BACTIMORE, MD 21208 135 WELCOME ACCEY BACTIMORE, MD 21201 | | |
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EXISTING RESIDENCE ON LOT 1



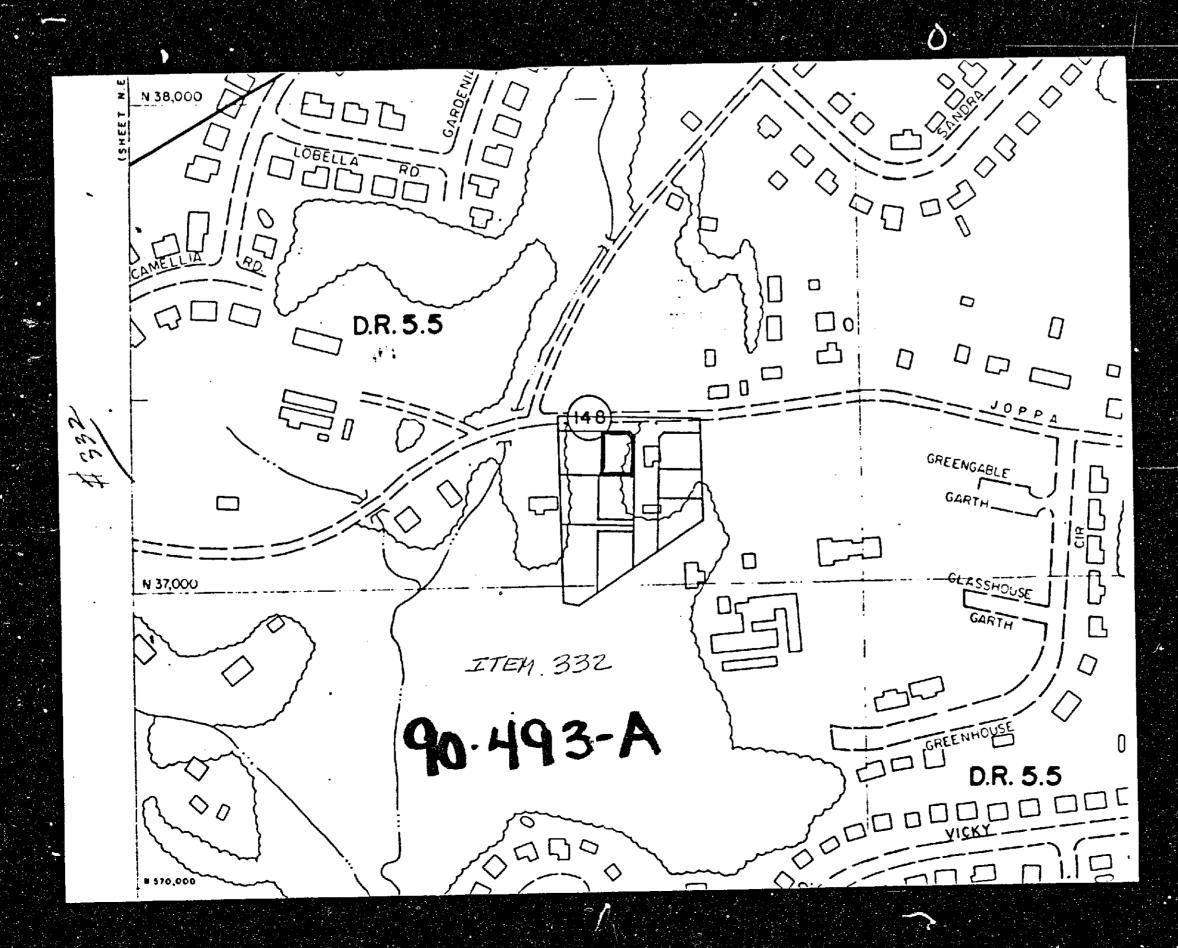


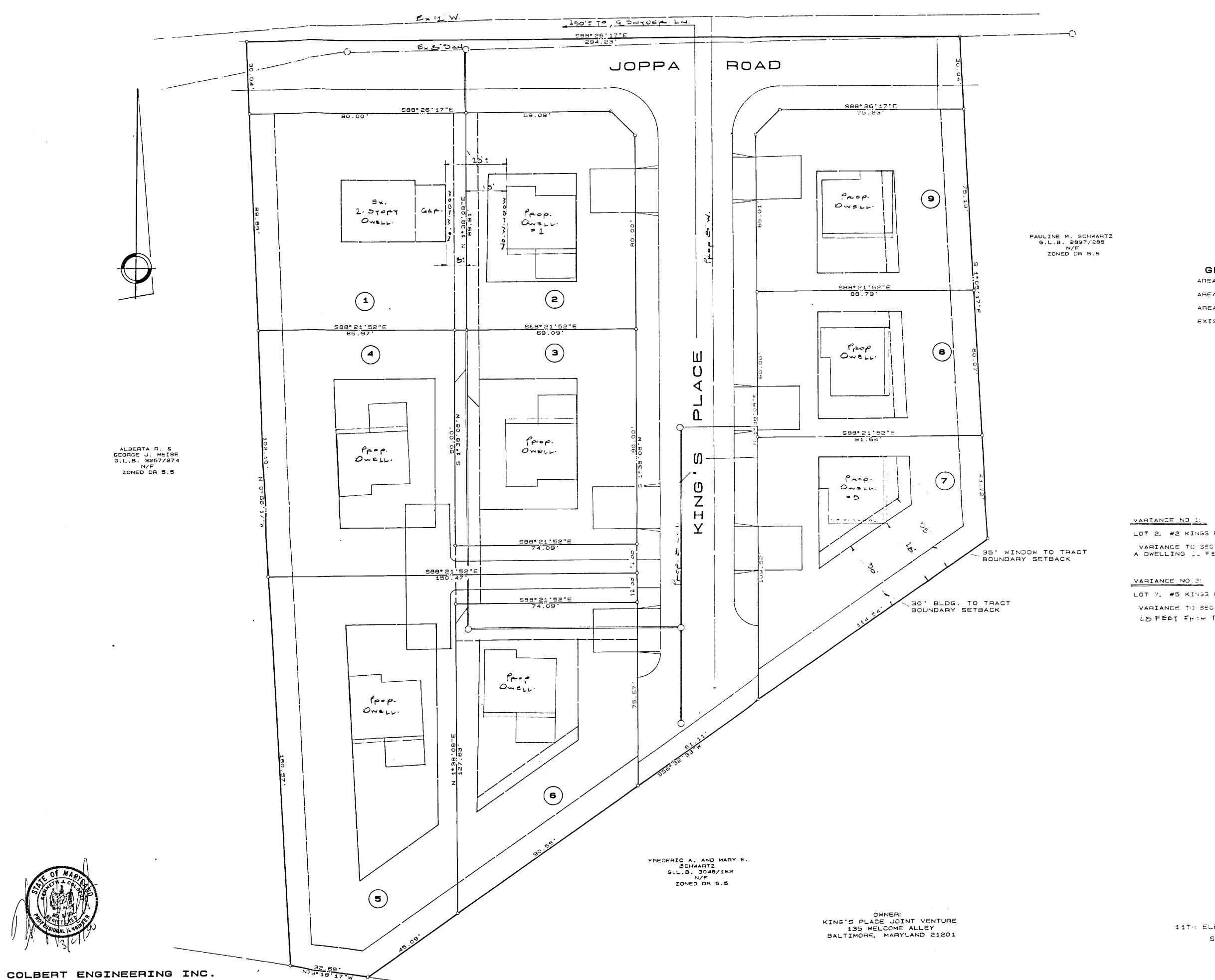




EXISTING MODEL HOUSE ON LOT 9

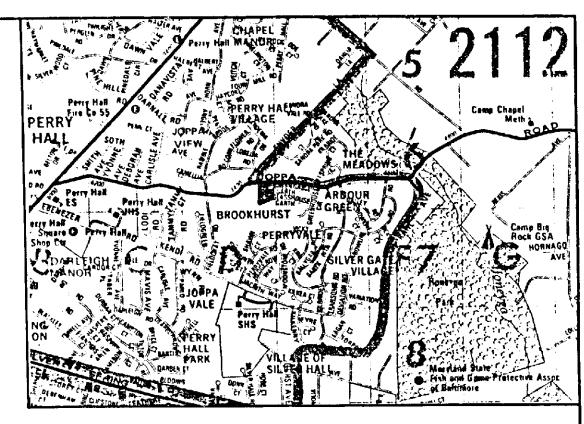






115 SUDBROOK LANE, SUITE 205 BALTIMORE, MARYLAND 21208

PHONE: (301) 653-3838



LOCATION MAP: SCALE: 1"= 2000'

GENERAL NOTES:

AREA OF OVERALL TRACT.....2.09 AC. EXISTING ZONINGDR 5.5

LOT 2. #2 KINGS PLACE

VARIANCE TO SECTION 1801.C.1 AND CMDP SECTION V.B.3 TO PERMIT CONSTRUCTION OF A DWELLING IN TEST FROM AN ACCIDIENT OWELLING IN LIEU CETTE PEQUIPED 15 FEET.

LOT 7. #5 KINGS PLACE

VARIANCE TO SECTION V.B.5.6 OF THE CMDP TO PERMIT CONSTRUCTION OF A DWELLING LO FEET FROM THE THACT WOUNDARY IN LIEU OF THE REQUIRED NO FEET

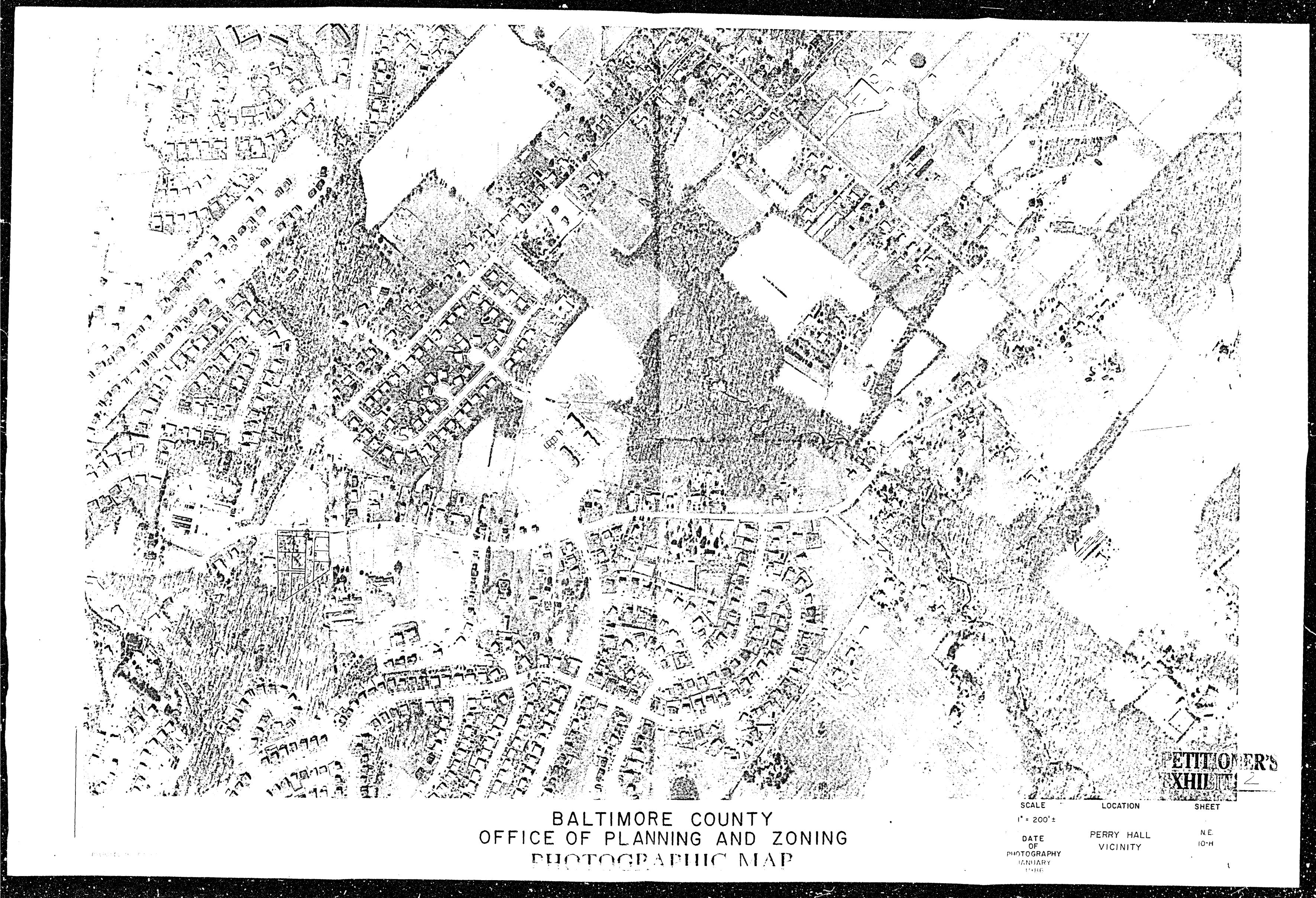
E BIT ___

PLAN TO ACCOMPANY
ZONING MARIANCE HEARING
FOR LOT 2 AND LOT 7

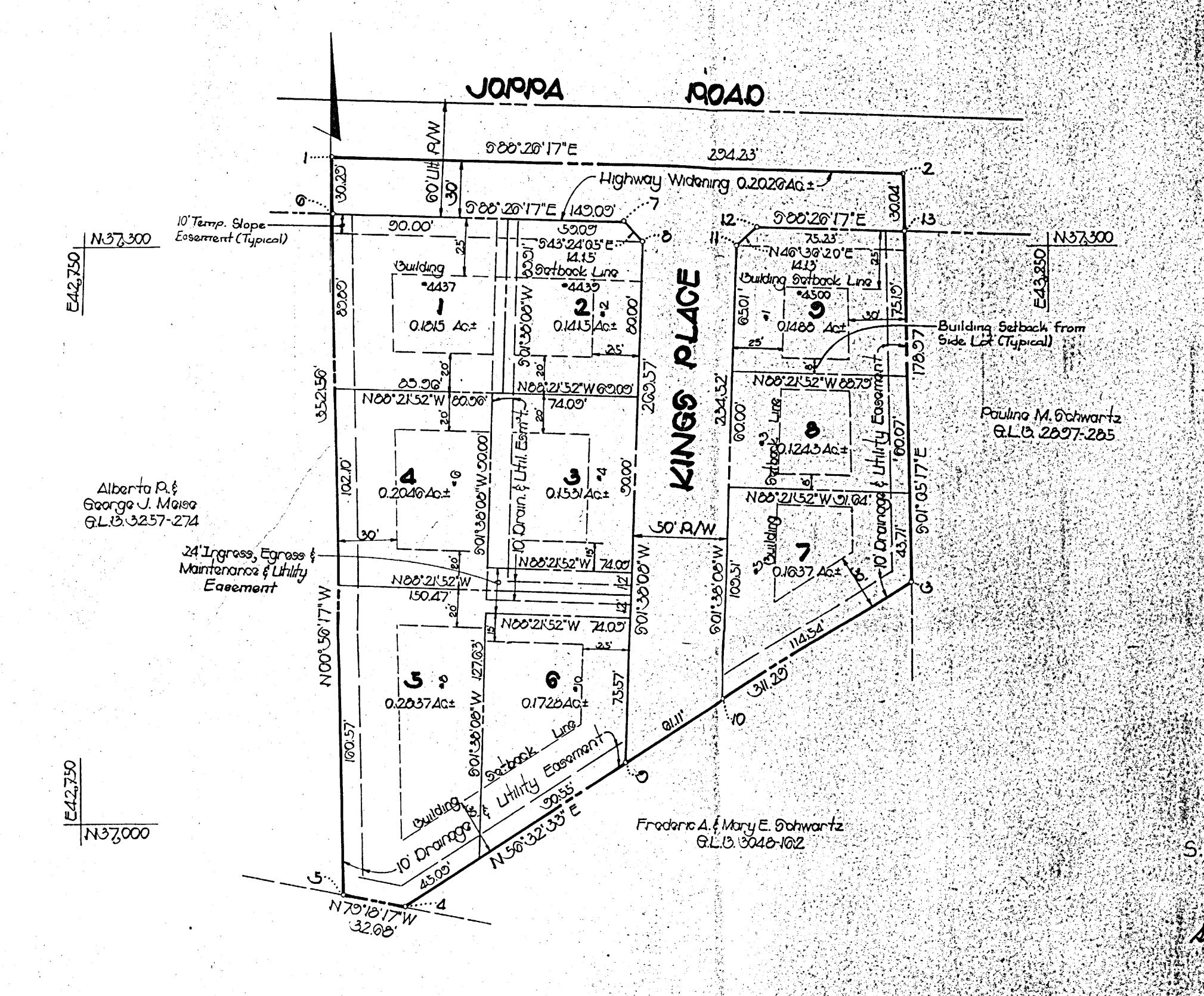
PLACE KING'S

11TH ELECTION DISTRICT BALTIMORE COUNTY. MARYLAND SCALE: 1"= 20' DATE: MARCH 27, 1990

90-493-A



| COORDINATES | | |
|---------------|--------------------|-----------|
| Point | North | e East |
| | 37,345.27 | 42,001.28 |
| 2 | 37,337.25 | 43,175.39 |
| . 3 ** | 37,128.29 | 43,179.30 |
| 4 | <u>ଓଡ଼</u> ୬୬୭ | 42,010.65 |
| ড | <u> ৬৫,৩</u> ৯2.7১ | 42,887.54 |
| · · · · | 37,315.2 5 | 42,881.77 |
| 7 | 37,311.18 · | 43,030.70 |
| ීරී | <i>े ७७,७००.७।</i> | 43,040.51 |
| 9 | 37,031.45 | 43,032.82 |
| 10 | 37,005.14 | 43,083.80 |
| - 11 | 37,239.50 | 43,09049 |
| 12 | 37,309.27 | 43,100.76 |
| じ | 37307.22 | 43,175.90 |



Highway and Highway Widening Glope, Drainage & Utility Eosements shown hereon are reserved unto the developer fore hereby affered for dedication to Cotto. Co., Md. The de-veloper, his personal representatives fossigns shall convey said areas by deed to Colto. Co., Md. of no cost.

Approved DEPT OF PUBLIC WORKS:

NOTE: Coordinates and bearings shown on this plat bedevidence epipolitropia to mateur ent of benneten and in the Baltimore County Metropolitan District and enotible sensurt gniwollot ant no beecd one X-13134 - N3735001 X13135 - N137078.60 E42722.00 E4224248

VICINITY MAP

GENERAL NOTES

1200AC#

- 1. Grass Site Area -2 No: Orto Area-
- I 80Ac± 3. Existing Zoning -
- 4. Donarty Calculations:
- 5. This plat may expire in accordance with the provisions of Section 22-68 (311 50-82)
- O. The information works involved by a coupsed by a supposed or announced by a supposed or announced by a coupsed by a coupsed or a coupsed by a coupselotter.

 Tognition up to except the point of the coupselotter.
- 8. Additional information concorning this plat may be obtained from the Office of Planni and Zoning; and the Dept. of Public Works 3. Subdivision Plans were approved on **Lung**
- 10. CIDG Plan approved June 0,1960
- 1. Paccording of the plot does not constitute imply acceptance by the county of any staces easoment, park, open epace, or other public breat ehown on the plat.
- 12 Dood Pof: 7337/800
- 14. L.O.S. Waived: 10/1/84

ASSOCIATES: INC. LIVIL ENGINEERS AND LAND SURVEYOPS

SUITE: 110 JEFFERSON BLDG. TOWSON, MD. 21204

OWNER/DEVELOPER

TRIDENT DEVELOPMENT CON 7 LEADBURN COURT TOWSON, MD. 21204

kings place

4501 Joppa Fid. 11 HElection District Continors Go. M.D.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS GEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PARPAGED IN COMPLIANCE WITH BUBSECTION (C) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INBOFAR AS SAME CONCERNS THE MAKING OF

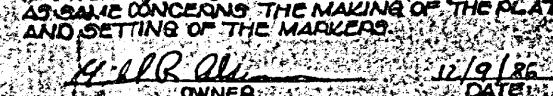
THE UNDERBIGNED OWNER OF THE LAND SHOW ON THIS PLAT HEREBY CERTIFIES THAT, TUTHE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTIONS-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED COOK OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT.
AND SETTING OF THE MARKERS

OWNERS CERTIFICATE

THE MENTION THEREOF IN DEEDS DAE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT IN-TENDED TO BE DEDICATED TO PUBLIC USE, THE FEE
GIMPLE, TITLE TO THE BEDS THEREOF IS EXPRESSLY
RESERVED IN THE GRAVITORS OF THE DEED TO WHICH
THE PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE STREETS AND LOR ROADS AS SHOWN HEREON AND





NOTE

THE PLAT AND THE SETTING OF THE MARKERS.

12/1/86 DEPUTY STATE & COUNTY HEALTH OFFICER approved: DEPT, OF PLANNING AND ZONING:

DATE

